



Description

A substantial three storey mixed-use investment opportunity currently fully let producing £27,600 per annum. The property comprises a ground-floor retail unit currently let by way of a 5 year Lease from August 2022 at a rental income of £800pcm. Split over three floors and accessed via a separate entrance on Russell Road there are four/five letting rooms which are fully let by way of Assured Shorthold Tenancies producing £1500pcm. The property benefits from double glazing, electric roller shutters and central heating. The property is fully let producing a rental income of £27,600 per annum.



Situated

Fronting Smithdown Road on the corner of Russell Road in very well established and popular residential and commercial location, close to local shops, The Mystery Park, Allerton Road Bars and restaurants, tourist attractions and sought after schools. Approximately 3 miles from Liverpool city centre.

Ground Floor

Shop Main Sales Area, Kitchen, W.C

Outside

Yard to Rear

Flat (accessed via Russell Road)
Communal Kitchen

EPC Rating

Shop D. Flat TBC

First Floor

Flat Communal Bathroom/WC,
Two Letting Rooms

Council Tax Band

Flat A

Second Floor

Three Further Letting Rooms